

Urban Center
August 15, 2005

Proposed Sec. 42-102. Urban Center Designation (Greenfield)

Goal is to create rules that foster a mixed use high density development that reduces auto dependency creates a pedestrian environment and uses mass transit.

Designation – City Council/Planning Commission

- (a) The City Council may designate any area within the City or the City's extraterritorial jurisdiction that meets each of the criteria of subsection (c) of this section as an urban center.
- (b) An application for the designation of an urban center shall be filed with the department and shall:
 - (1) Be made on an application form provided by the department; and
 - (2) Be signed by one or more owners of property within the area proposed for designation.

Designation Process

42-101 (d-f) attached

Criteria

- (c) An area is eligible for designation as an urban center if:
 - (1) The development of the land within the proposed urban center will create a pedestrian environment by providing:
 - (i) Sidewalks (___feet)?;
 - (ii) Street trees (___caliper)?
 - (iii) Pedestrian or bicycle linkages to the surrounding area (what does this mean)?;
 - (iv) Street furniture, such as, but not limited to, pedestrian lighting, benches, bike racks; and
 - (v) Building arcades or canopies (what does preferred mean? Not really required?);
 - (2) The area is within two blocks (served??) of a bus, rail or other transit stop;
 - (3) There is adequate space and availability of (what amount—25%??) on-street parking;
 - (4) The area has or will have on-site parking structures for at least 75% of the parking required for the proposed land uses;
 - (5) The area will predominately consist of structures above two floors;
 - (6) The proposed development of the area will consist of structures that will create a uniform building line;
 - (7) The area will consist of more than two (?) different land uses; and
 - (8) And more than one (?) structure within the area will serve more than one land use; and
 - (9) X % of the land area is available for open space, i.e., waterways, parks, public plazas.

Development Standards

(d) The following planning standards shall be applicable in areas designated as urban centers:

- (1) On local and collector streets with a 60' right-of-way, property is not subject to a building line requirement for non-single family residential development;
- (2) Single-family as a 10' for structure and 17' for garage facing public street;
- (3) 5' building line local street – no garage access to public street; and
- (4) The minimum square footage of single family residential lots shall be 3500, if (?) the area provides (__)% of space, in one or more locations, restricted to be open and that is accessible to and within two blocks (?) of each lot. Do we need a reduced lot size when criteria 9 above sets aside X % of the land for open space?